



Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. SCZ-11, Application No.
CCZP0055-26**

Petition of applicant, Virgin Islands Department of Education (VIDE), to amend Parcel Nos. 5-A and 5-C VI Corp Land (Estate Castle Burke), Prince Quarter, St. Croix from A-1 (Agricultural Zone) to P (Public). The purpose of the request is to bring the St. Croix Educational Complex High School and Career and Technical Education Center (SCEC-CTEC) into zoning conformity.



Site photo-existing conditions

Property Owner(s): The Virgin Islands of the United States, as per Warranty Deed dated March 10, 1983, recorded as Document No. 814/1983.

Applicant Representative(s): Chaneel Callwood, Architect, VIDE.

Acreage: 5-A consists of 20.0 U.S. Acres and 5-C consists of 48.8765 U.S. Acres, as shown on survey drawing No. 1625-E.

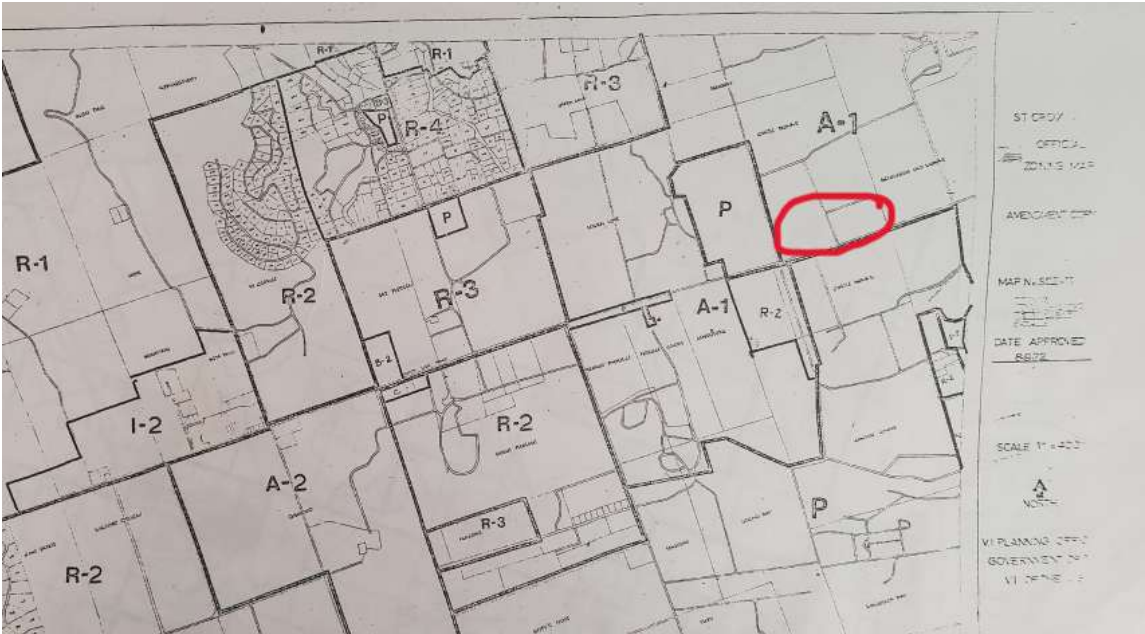
Surrounding Uses and Zones: To the north and west is vacant land; to the east is a residential neighborhood; and to the south is the University of the Virgin Islands Albert A. Sheen Campus.



MapGeo aerial view of properties (marked with red)

The surrounding area is zoned A-1, B-2 (Business-Secondary/Neighborhood), and P with a zoning map amendmndnt:

Parcel/Plot No.	Year Rezoned	Original Zone	Rezoned To	Act No.
5-E	2022	A-1	A-2	8569
5-F	2022	A-1	B-2	8569



Official Zoning Map No. SCZ-11 (properties' location indicated by red circle)

Infrastructure: Public lines will handle water needs and sewage.

Other DPNR Division reviews needed: None.

Project Summary: The subject parcels encompass the existing St. Croix Educational Complex High School and Career and Technical Education Center. The educational facilities have operated at this location for many years and serve an important public function by providing secondary and vocational education opportunities for residents of St. Croix.

The requested rezoning from A-1 to P would align the property's zoning designation with its longstanding governmental and institutional use. The request does not propose a change in use, expansion of operations, or introduction of incompatible development. Rather, the zoning map amendment is intended to correct an existing inconsistency between the property's public educational use and its zoning classification.

Public Response at DPNR-CCZP Public Hearing held July 23, 2026: Public concern was on how the application affects the residential neighborhood to the east. The applicant indicated there would be no physical impact as no demolition is to occur and all repairs/renovations are to the interior of buildings. This is a modernization project and if there were to be any demolition, the distance is greater than 80 feet. No post-hearing public comments were received.

Analysis of Request/Reason for Recommendation: The subject properties are owned by the Government of the Virgin Islands and is occupied by public educational facilities. The existing use is governmental in nature and therefore appropriately falls within the intent and purpose of the P (Public) zoning designation (Schools- Secondary; Technical, Trade & Vocational).

Section 229(q) of the Virgin Islands Zoning Code provides that property owned by the Government of the Virgin Islands should be classified within the P-Public zoning district. The requested rezoning would bring the properties' zoning designation into conformity with both its ownership and its longstanding public use.

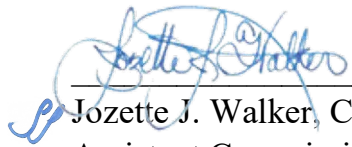
The proposed zoning map amendment is consistent with the goals, policies, and objectives of the 2024 Comprehensive Land and Water Use Plan. The amendment promotes orderly development, regulatory consistency, and sound land-use planning by ensuring that public facilities are located within an appropriate zoning district. The request does not increase development intensity, alter the character of the surrounding area, or create adverse impacts on neighboring properties, public infrastructure, or environmental resources.

The surrounding area already contains public and institutional uses, including the University of the Virgin Islands Albert A. Sheen Campus. The educational complex is compatible with nearby residential and vacant lands and has become an established community asset. The Department finds that the requested rezoning represents a logical correction of the official zoning map and supports the continued provision of essential educational services to the territory.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. SCZ-11 for the island of St. Croix be amended by changing the zoning designation of Parcel Nos. 5-A and 5-C VI Corp Land (Estate Castle Burke), Prince Quarter, St. Croix, consisting of approximately 68.8765 U.S. Acres as described on Survey Drawing No. 1625-E, from A-1 (Agricultural) to P (Public).



Jozette J. Walker, CPM
Assistant Commissioner

8.6.2026

Date

Cc: Jean-Pierre L. Oriol, Commissioner